

BOARD OF ZONING APPEALS AGENDA

JULY 29, 2015

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, **JULY 29, 2015**, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at (703) 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Fairfax, Virginia, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

Matters Presented By Board Members

Administrative Items

- 9:00 A.M. KIMBERLY BOSTON VARGAS D/B/A THE VINE PRESCHOOL, SP 2014-LE-227 Appl.
CB under Sect(s). 8-305 and 3-803 of the Zoning Ordinance to permit a home child care
Withdrawn facility. Located at 4338 Cedarlake Ct., Alexandria, 22309, on approx. 2,260 sq. ft. of land
zoned R-8. Lee District. Tax Map 101-1 ((6)) 123. (*Admin. moved from 2/25/15 and 6/3/15
at appl. req.*)
- CB DEREK BENEKEBOVE, SP 2015-MA-042 (error, 50% and fence) (*Admin. moved from
Admin. 6/10/15 at appl. req.*)
Moved to
9/23/15 at
appl. req.
- 9:00 A.M. MINU THAPA d/b/a "QUALITY HOME DAY CARE, INC.," SP 2014-PR-187 Appl. Under
LA Sect(s). 3-403 and 8-305 of the Zoning Ordinance to permit a home child care facility.
Admin. Located at 7135 Quincy Ave., Falls Church, 22042, on approx. 7,200 sq. ft. of land zoned
Moved to R-4. Providence District. Tax Map 50-3 ((9)) 76. (*Admin. moved from 4/22/15 at appl.
9/16/15 at req.*)
appl. req.
- 9:00 A.M. OSCAR & ELENA VIGANO, SP 2015-BR-061 Appl. under Sect(s). 8-922 of the Zoning
LA Ordinance to permit reduction in certain yard requirements to permit construction of an
Admin. addition 6.5 ft. from a side lot line and 20.5 ft. from a rear lot line. Located at 5603 Wood
Moved to Thrush Ct., Fairfax, 22032, on approx. 7,518 sq. ft. of land zoned PDH-3. Braddock
10/21/15 at District. Tax Map 77-1 ((12)) 161.
appl. req.

Admin. VETERANS OF FOREIGN WARS POST 9274, A 2015-PR-016
Moved to
9/23/15 at
appl. req.

Public Hearings

- 9:00 A.M. HAJIMOHAMMAD REVOCABLE TRUST, MOHAMMAD HAJIMOHAMMAD, TRUSTEE
 SG AND FLORA HAJIMOHAMMAD, TRUSTEE, A 2012-LE-017 Appl. under sect(s). 18-301
Deferred to of the Zoning Ordinance. Appeal of a determination that the appellants are allowing a
12/9/15 vehicle sale, rental and ancillary service establishment to operate on property in the C-6
 District without Special Exception approval or a valid Non-Residential Use Permit, in
 violation of Zoning Ordinance provisions. Located at 5630 South Van Dorn St., Alexandria,
 22310, on approx. 32,210 sq. ft. of land zoned C-6. Lee District. Tax Map
 81-2 ((3)) 8A. (*Admin. moved from 10/3/12, 11/28/12, 2/6/13, 4/24/13, 10/23/13, 6/4/14,*
10/8/14 and 4/29/15 at appl. req.)
- 9:00 A.M. SAMRAT M. AMIN, SP 2015-MV-024 Appl. under Sect(s). 8-918 of the Zoning Ordinance
 KA to permit an accessory dwelling unit. Located at 7815 Cliffside Ct., Springfield, 22153, on
Deferred to approx. 9,197 sq. ft. of land zoned R-3 (Cluster). Mt. Vernon District. Tax Map 98-2 ((6))
9/23/15 351. (*Deferred from 5/6/15 and 7/22/15 at appl. req.*)
- 9:00 A.M. DANIELA SOTO D/B/A DANIELA SOTO HOME DAYCARE, SP 2014-SU-188 Appl. under
 SW Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility.
 Approved Located at 14933 Jaslow St., Centreville, 20120, on approx. 11,688 sq. ft. of land zoned
 R-3 (Cluster) and WS. Sully District. Tax Map 53-2 ((3)) 121. (*Deferred from 4/22/15.*)
(Deferred from 5/20/15 and 7/15/15 at appl. req.)
- 9:00 A.M. ALAN & TOURIA DELUCA, SP 2015-MV-060 Appl. under Sect(s). 8-918 of the Zoning
 CG Ordinance to permit an accessory dwelling unit within an existing dwelling. Located at
 Approved 8052 Winstead Manor Ln., Lorton, 22079, on approx. 8,473 sq. ft. of land zoned PDH-2.
 Mt. Vernon District. Tax Map 99-2 ((17)) 25.
- 9:00 A.M. GWENDOLYN DRIGGERS & ROBERT TAI, SP 2015-PR-067 Appl. under Sect(s). 8-918
 CG of the Zoning Ordinance to permit an accessory dwelling unit within a proposed dwelling.
Decision Located at 8411 Idylwood Rd., Vienna, 22182, on approx. 21,901 sq. ft. of land zoned R-3.
Deferred Providence District. Tax Map 39-3 ((1)) 38C.
to 8/5/15
- 9:00 A.M. CASSEL'S AWARDS AND ENGRAVING, INC., SP 2015-SU-080 Appl. under Sect(s). 5-
 CG 503 of the Zoning Ordinance to permit commercial recreation use. Located at 13860
 Approved Redskin Dr., Herndon, 20171, on approx. 45.82 ac. of land zoned I-5, WS, and AN. Sully
 District. Tax Map 24-2 ((1)) 12A.
- 9:00 A.M. ROSMERY C. SALINAS / ROS CORPORATION DBA: MAMA ROSIE'S CHILD CARE,
 LA SP 2014-MA-245 Appl. under Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit
 Approved a home child care facility. Located at 5311 Danville St., Springfield, 22151, on approx.
 15,065 sq. ft. of land zoned R-3. Mason District. Tax Map 80-2 ((2)) 166. (*Reconsideration*
granted on 6/24/15.)

- 9:00 A.M. BETTY H. BUSEY, SP 2015-DR-059 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit in a detached accessory structure. Located at 1410 LA Montague Dr., Vienna, 22182, on approx. 4.00 ac. of land zoned R-1. Dranesville District. Approved Tax Map 19-3 ((2)) C. (*Admin. moved from 7/8/15 at appl. req.*)
- 9:00 A.M. SANDRA VERGARA/ABC DAYCARE INC., SP 2015-MA-073 Appl. under Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at LA 7707 Erie St., Annandale, 22003, on approx. 10,981 sq. ft. of land zoned R-3. Mason District. Approved Tax Map 70-2 ((6)) 132.
- 9:00 A.M. ABDUL S. AHMADY / AMINA AHMADY, VC 2014-MA-003 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit dwelling 9.1 ft. from front lot line. Located at 6624 Tunlaw EMH Ct., Alexandria, 22312, on approx. 1.17 ac. of land zoned R-2. Mason District. Tax Map 71-4 ((1)) 69. Approved (*Admin. moved from 6/25/14.*) (*Admin. moved from 6/18/14 and 9/10/14 for notices.*) (*Continued from 12/3/14.*) (*Admin. moved from 6/17/15 at appl. req.*)
- 9:00 A.M. ADELA LUNING (AKA) ADELAS HOUSE FAMILY CHILD CARE, SP 2015-MA-041 Appl. under Sect(s). 3-303, 8-305, 8-914, and 8-923 of the Zoning Ordinance to permit a home EMH child care facility; to permit a reduction in minimum yard requirements based on an error in building location to permit deck to remain 0.0 ft. from rear lot line; to permit an accessory storage structure to remain 0.1 ft. from the rear lot line and 1.6 ft. from a side lot line; and to permit a fence greater than 4.0 ft. in height in the front yard of a corner lot. Located at 6010 Munson Hill Rd., Falls Church, 22041, on approx. 10,296 sq. ft. of land zoned R-3. Approved Mason District. Tax Map 61-2 ((5)) 9. (*Concurrent with VC 2015-MA-002.*)
- 9:00 A.M. ADELA LUNING (AKA) ADELAS HOUSE FAMILY CHILD CARE, VC 2015-MA-002 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit greater than 30% of front yard EMH coverage for a paved driveway. Located at 6010 Munson Hill Rd., Falls Church, 22041, on Approved approx. 10,296 sq. ft. of land zoned R-3. Mason District. Tax Map 61-2 ((5)) 9. (*Concurrent with SP 2015-MA-041.*)
- 9:00 A.M. LISA P. HOANG / LISA HOANG'S DAYCARE, SP 2014-SU-209 Appl. under Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at EMH 13451 Stream Valley Dr., Chantilly, 20151, on approx. 10,248 sq. ft. of land zoned R-3 and Approved WS. Sully District. Tax Map 45-1 ((9)) 1. (*Deferred from 5/6/15.*)
- 9:00 A.M. TIM BURNS & HEEYUNG BURNS, SP 2015-DR-070 Appl. under Sect(s). 8-922 of the EMH Zoning Ordinance to permit reduction in minimum yard requirements, to permit construction of an addition 9.1 ft. from a side lot line and 34.2 ft. from a front lot line. Deferred to 9/16/15 Located at 8021 Falstaff Rd., McLean, 22102, on approx. 15,044 sq. ft. of land zoned R-2. Dranesville District. Tax Map 29-2 ((3)) 342.
- 9:00 A.M. JOSE O. AND MIRNA E. REYES, SP 2015-LE-074 Appl. under Sect(s). 8-914 of the EMH Zoning Ordinance to permit a reduction in minimum yard requirements based on an error in building location to permit addition to remain 8.9 ft. from a side lot line. Deferred to 10/28/15 Located at 6007 Hibbling Ave., Springfield, 22150, on approx. 10,484 sq. ft. of land zoned R-4. Lee District. Tax Map 80-3 ((3)) (11) 26.

JOHN F. RIBBLE III, CHAIRMAN